



BER B3

111 Galloping Green, Stillorgan Road,
Blackrock, Co Dublin

owenreilly

For Sale By Private Treaty



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DESCRIPTION

Owen Reilly is delighted to present this stunning, newly refurbished, two bedroom, two bathroom, second floor apartment presented in show-house condition. Number 111 Galloping Green boasts numerous features to include a bright and well-proportioned interior, new contemporary kitchen, walnut flooring in all rooms, south facing balcony off the living room, stylishly upgraded bathrooms, ample storage and a designated car parking space to name a few. The current owner remodelled the interior to optimise the space and create a large, bright open plan kitchen/living room to include top of the range appliances. Built in 1999, this mature and well managed development is ideally located off the N11 and will certainly appeal to a variety of buyers. The accommodation briefly comprises a hallway with storage, large open plan kitchen/living room with sunny south facing terrace, two spacious double bedrooms (master en-suite) and main bathroom. Viewing here is highly recommended!!

LOCATION

This beautifully secluded South Dublin development is accessed if travelling south on the Stillorgan Road at the slip road at The Galloping Green pub and is on the second left. This well sought after development is ideally positioned close to the N11 with easy access to the city centre in one direction and south Dublin in the other. The LUAS, M50 and QBC provide excellent

transport links in all directions. The villages of Stillorgan and Blackrock are a few minutes' drive both with a host of amenities to include shops, restaurants, bars and schools.

SPECIAL FEATURES

- Newly refurbished kitchen and bathrooms
- Presented in turn-key style throughout
- Remodelled interior in the kitchen/living room to optimise space and light
- Top of the range appliances to include induction hob, extractor, large double Haier fridge, whirlpool oven and microwave
- Stylish finishes
- Spacious double bedrooms
- Walnut flooring
- South facing balcony off the living room
- A separate washer and dryer are cleverly concealed in the hallway
- Mature and well managed development
- Ideally positioned between the villages of Stillorgan and Blackrock
- Host of amenities nearby
- Excellent transport links

OTHER

Floor area: 74 Sq. M.
BER: B3

NEGOTIATOR(S)

Viewing by appointment only with
Owen Reilly & Angela Mc Cabe



ACCOMMODATION

Entrance Hallway (3.66m x 1m)

Inviting entrance hallway with walnut flooring, intercom, alarm, hot press and storage closet.

Open plan kitchen/living room (7.2m x 4.83m)

Generous, bright kitchen/living room with high specification finish and access to a sunny terrace off the living room. Mock fireplace and walnut flooring.

Bedroom 1 (4.89m x 3.72m)

Large double bedroom with custom built wardrobes and walnut flooring.

Ensuite (1.85m x 1.70m)

Wall and floor tiling with shower, whb and w/c.

Bedroom 2 (4.89m x 2.81m)

Large double bedroom with built-in wardrobes and walnut flooring.

Main Bath (2.66m x 1.75m)

Wall and floor tiled bathroom with stylish shower, whb and wc.



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